



**CITY OF AUBURN**

Building Inspection Division

Community Development Department

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# **ATTENTION**

## **CONTRACTORS, BUILDERS, AND HOMEOWNERS-**

On January 30, 2007 the California Building Standards Commission completed the adoption of new building standards for the State of California.

(The 2007 California Building Code)

This code will be in effect and enforced on applications received on or after January 1<sup>st</sup> 2008.

### **!!!THESE CHANGES WILL AFFECT YOU!!!**

In an effort to prevent unnecessary costs and hardship the City of Auburn has compiled a list of common Residential requirements that have changed.

This list is in no way a complete accounting of all of the changes in the new code. There are many structural and design changes that will affect construction.

Some of the new 2007 CBC requirements are listed below.  
Building Department guidelines are in ( ).

1. (The minimum clearance from property line of R-3 and U occupancies has been increased from 3 feet to 5 feet)

CBC Table 602

2. (Decks not more than 30 inches above grade are NO LONGER EXEMPT from requiring a permit, as they are no longer on the exempt items list.)

CBC 105.2

3. (All foundations at raised floors require drains)

CBC 1807.4.2- A drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone...a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be...not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material.

4. ("Green board" can no longer be used in tub or shower areas)

CBC 2509.2-Cement, fiber-cement or glass mat gypsum backers...shall be used as a base for wall tile in tub and shower areas.

5. (New stair riser maximum and tread depth minimum)

CBC 1009.3 Stair risers...the maximum riser height shall be 7.75 inches...  
the minimum tread depth shall be 10 inches...

6. (New maximum for landings under door thresholds)

CBC 1008.1.4 Exception 3- in group R-3 (Single Family Dwelling) the landing at an exterior door shall not be more than 7.75 inches below the top of the threshold, provided the door does not swing over the landing.

(The 3/8" requirement for maximum variation in rise and run has not changed)

7. (New requirement for open treads)

CBC 1009.3.3 Exception 1 ...solid risers are not required (for Single Family Dwellings), provided the opening between treads does not permit the passage of a 4 inch sphere...

(Also see building dept for winder/curved stair/spiral stair requirements)

8. (New handrail requirement)

CBC 1009.10 Stairways shall have handrails on each side...Exception: 2-Stairways WITHIN dwelling units (Stairways on the EXTERIOR of Single Family Dwellings require handrails on both sides)

9. (New guardrail requirement)

CBC 1013.2 -All guardrails shall form a protective barrier not less than 42 inches high...

(Guardrails are still required at elevations over 30 inches)

10. (New window requirement, based on height of window above exterior grade)

CBC 1405.12.2-...where the opening of the sill portion of an operable window is located more than 72 inches above finished grade or other surface below, the lowest part of the clear opening of the window shall be 24 inches above the finished floor surface of the room...

11. (New size requirements for plate washers at sills)

CBC 2308.12.8-... steel plate washers shall be a minimum of 3 inch x 3 inch x 1/4 inch in size. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16 inch larger than the bolt diameter and a slot length not to exceed 1 3/4 inch, provided a standard cut washer is placed between the plate washer and nut.

12. (New draftstopping requirement, attic draftstopping in single family dwellings is now required.)

CBC 717.4.3- Draftstopping shall be installed in attics and concealed roof spaces, such that any horizontal area does not exceed 3000 square feet.

13. (Maximum 2 layers of composition shingles on roofs)

CBC 1510.3- New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur:

Where the existing roof has two or more applications of any type of roof covering.

14. (New requirement for headroom at hallways)

CBC 1208.2 -...Corridors shall have a ceiling height of 7 feet 6 inches. (No hallway exception)

15. (New requirement for minimum kitchen dimensions)

CBC 1208.2.1 exception- Every kitchen ... shall have not less than 50 square feet of gross floor area.

16. (New requirement for kitchen walking space)

CBC 1208.1- Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

17. (New COMBINATION TYPE arc-fault circuit interrupters required)

CEC 210.12(B) – all 120 volt, single phase, 15 and 20 amp circuits supplying outlets installed in dwelling unit bedrooms shall be protected by a listed arc fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

18. (New requirement for kitchen island receptacles)

CEC 210.52(C) (2) - Where a rangetop or sink is installed in an island counter and the width of the counter behind the rangetop or sink is less than 12 inches, the rangetop or sink is considered to divide the island into two separate counter top spaces... (requiring two receptacles)

19. (New requirement for pool bonding grid)

CEC 680.26(C) - The parts specified in 680.26(B) (pool steel,lights,metal fittings,equipment) shall be connected to an equipotential bonding grid with a solid copper conductor... not smaller than 8 AWG...the common grid shall extend for 3 feet horizontally beyond the inside walls of the pool...

20. (New nail plate size at water lines)

CPC 313.9 Plastic and copper tubing penetrating to within 1 inch of the exposed framing shall be protected by steel nail plates...The steel nail plate shall extend along the framing member a minimum of 1 ½ inches beyond the outside diameter of the pipe or tubing.

21. (Sediment traps are required at all water heaters and furnaces)

CPC 1212.7 Where a sediment trap is not incorporated as a part of the gas utilization equipment, a sediment trap shall be installed as close to the equipment as practical...

Please note:

This is a partial list of the new requirements. As we continue the review process, this list will be updated.